REMOVAL of OFFICES.—DURRAND'S Beaded and Suffronize Wharf, Saw-mills and Works for Grooving and Preparing Timber.—Offices removed to 3, Chancery-lane, Mansion House. H. P. BURT and CO.

WANTED, to Rent or Purchase, within twenty miles of London, a MODERATE-SIZED HOUSE; with large Garden and a few acres of land will be preferred.—Apply by letter, stating size and situation of house, and in what state of repair, quantity of land rent, and price if purchased, to W. F. G. care of Thrusher and Glenny, 152, Strand, London.

PECKHAM.—Eligible FRONTAGES TO BE LET, or the FREEHOLD TO BE SOLD, abutting upon the High-street, suitable for the erection of fourth-rate houses.—Apply to Mr. CHAMBERS, Surveyor, No 7, Great Tower-street, City.

STEPNEY, near proposed Victoria Park approaches.—TO BE LET, or SOLD, desirable BUILDING FRONTAGES, for fourth-rate houses, land tax redeemed. Advances to builders if required.—Apply to Mr. CHAMBERS, Surveyor, No 7, Great Tower-street, City.

CROYDON.—BUILDING FRONTAGES TO BE LET, suitable for the erection of detached villas. Terms, ten years. The freehold will be sold, and a portion of purchase money can remain at interest. Advances made to builders.—Apply to Mr. CHAMBERS, Surveyor, No. 7, Great Tower-street, City.

COLNEY HATCH.—Within two minutes' walk of the station.—Eligible FREEHOLD BUILDING GROUND TO BE LET, or PLOTS would be SOLD as FREEHOLD, suitable for villa residences. Parties may avail themselves of the constant supply of water, which can be laid on to each house. Bricks on the ground. Advances made to builders.—Apply to Mr. CHAMBERS, Surveyor, No. 7, Great Tower-street, City.

FREEHOLD LAND.—TO BE SOLD, FOURTEEN ACRES of FREEHOLD LAND, pleasantly situated on the east side of Hornsey road, and adjoining Handley-road Cottages, North.—For particulars apply to Mr. J. ELLIOTT, Architect, 6, Clement's-inn.

FREEHOLD BUILDING LAND, for detached Villa Residences, at DATCHET, commanding a magnificent view of Windsor Castle, and within a few minutes' walk of the Home Park. TO BE SOLD, in convenient plots.—Apply to Mr. MAPLESTONE, Architect, Surveyor, and Estate Agent, 37, Bedford-square.

BUILDING LAND, at PENGE, a short distance from the Crystal Palace, and within five minutes' walk of the Anerley Station. About Fourteen acres, comprising some very choice sites for detached Villas, TO BE LET, on long Building Leases.—Apply to Mr. MAPLESTONE, 37, Southampton-buildings.

BUILDING LAND, EALING-PARK.—Semi-rural eligible PLOTS, near the railway station, TO BE LET on LEASE for ninety-nine years, at very low rents, and held directly under the proprietors. The soil is gravel, the water excellent, and the drainage rendered complete by the recent creation of a large culvert.—For particulars inquire of Mr. STUDLEY, on the spot; or at Mr. SHIRLEY'S Offices, No. 1, Brecon place, Berkeley-square; or of Messrs. BLAKE, TYLEE, and TYLEE, Solicitors, 14, Essex-street, Strand.

BUILDING FRONTAGES, GROVE-ROAD, HOLLOWAY, and QUEENS-ROAD, DALSTON, TO BE LET, suitable for four or six-roomed Houses, with or without improvements, on the Estate of Sir William F. F. Middleton, Bart. situate Queen's-road, Dalston, near the London fields and Victoria-park, and in the Grove road, Upper Holloway, (head roads and fronts; and one year's peppercorn.—For particulars apply to Mr. HUGHES, Solicitor, 23, Old Jewry; and, to view the Estates, to Mr. GREEN, Grove-road, Holloway.

TO BUILDERS AND OTHERS.

TORQUAY, DEVON.—TO BE LET, on long Building Leases, most eligible GROUND for detached Houses and Terraces, on Waldon hill, situate at that highly fashionable and rapidly extending watering-place, and commanding the most extensive views of Torbay and its beautiful shores.—For particulars apply to Mr. HENDERSON, Abbey-road, Torquay.

REIGATE and RED-HILL.—LAND TO BE LET, on Building Leases, in various situations in the immediate vicinity of the town, and of the town railroad station of Reigate, and of the Reigate Park-hill; also near the Red-hill railroad station, at the junction of the Brighton and Dover and Reading and Redhill lines.—Plans and particulars may be seen at the Offices of Mr. MORRISON, Solicitor, Reigate; and of Mr. HENRY CLUTTON, Architect, 4, Whitehall-place, Westminster.

TO BUILDERS.

LAND TO BE LET, eleven miles from town, on LEASE, with liberal advances to builders; a respectable man may now be employed to build three houses by building three himself with advances.—Apply to D. D. office of "The Builder," 1, York-street, Covent-garden.

TO BUILDERS.

PLOTS for VILLAS, beautifully situated four miles from town, with cheap conveyance to the spot every ten minutes, TO BE LET, on Building Leases. Liberal advances will be afforded the builders.—For particulars apply to Mr. BOWLES, 88, Great Coram street, Russell-square, between Nine and Eleven, daily.

TWICKENHAM.—TO BE LET, on Building Lease, a desirable PLOT of LAND, situate on "The Green," at Twickenham, to which it has a frontage of 65 feet. There is also a good front age of 160 feet in extent to a road at the back of the Green, a spot well adapted for cottage property. The average depth of the land is upwards of 200 feet.—Further particulars may be obtained on application to Mr. OLIVER, Solicitor, Twickenham.

TO BUILDERS AND OTHERS.

ELIGIBLE PLOTS of BUILDING LAND TO BE LET, within five minutes' walk of the Isleworth Station, on the loop line of the South-Western Railway, in plots of 50 feet frontage to the Great Western-road, with an average depth of about 200 feet, in a situation commanding immediate occupation. The leases will be required to erect villas according to plans and specifications, the which may be seen at the offices of Mr. C. BEAN, Architect, Bridge-road, Hammersmith; or of Mr. E. ADAMS, Auctioneer and Surveyor, Isleworth.

CHAMBERS, Professional or Residence, well adapted to Architects or Engineers.—Apply on the premises, 10, Finsbury-street, Whitehall. Terms low to a responsible tenant.

WATER-SIDE PREMISES.—TO LET, an excellent WHARF, with extensive warehouses and dwelling-house attached, adapted for carrying on a large business.—Application to be made to Mr. SAMBROOKE, Arundel Wharf, Strand.

DESIRABLE WHARF TO LET, on the Regents Canal, at Battle Bridge.—TO BE LET, on lease for a term of Sixty-Five years, a very convenient WHARF, with Dwelling House and Offices, suitable for the Stone, Timber, or Coal Trades, or the erection of a Factory of any description. The depth is about 120 feet, with water frontage on two sides, 200 feet in length, and very convenient approaches.—For further particulars, apply at 20, Gray's Inn-lane.

CARCASSES.—In consequence of the advance in the price of bricks, builders and others are invited to view some Carcasses at a low price or at a rental.—For a plan of the estate apply to Mr. HUGHES, Solicitor, 23, Old Jewry; or on the spot, to Mr. TATLOCK, Surveyor, Shrubland-road, Dalston; or Mr. GREEN, Grove-road, Upper Holloway.

TO UPHOLSTERERS AND CABINETMAKERS.

AN excellent BUSINESS in the above line TO BE LET.—The situation most eligible; plate-glass front; and everything in the first order. The rent is low, Premises, 30L including fixtures. To any young persevering man a most desirable opportunity offers, the present owner having two businesses, cannot attend to both.—Apply to Mr. C. BROWN, House and Estate Agent, Wormwood-street, Bunhill-row.

TO BRICKLAYERS AND CARPENTERS.

TO BE DISPOSED OF, an old-established BUSINESS in the above branches in the City of London, realising large profits. For particulars apply to Mr. MATTHEWS, House and Estate Agent, 41, Liverpool-street, City.

TO BE DISPOSED OF, a long-established wholesale and retail BUSINESS in connection with the BUILDING TRADE. The lease, good will, stock, &c. will require from 1 and, to 1,200L. Principals only will receive full particulars on forwarding their names and addresses to Mr. W. HIGGS, Builder, New-road, Marylebone.

TO CARPENTERS, BUILDERS, AND UNDERTAKERS.

TO BE DISPOSED OF, the LEASE and GOODWILL of a BUSINESS in the above lines, situate in a respectable and improving neighbourhood, the present proprietor leaving in consequence of ill health. The premises comprise a convenient residence with carpenters' shop, yard, and the stock and fixtures to be taken at a valuation.—For particulars apply to Mr. KNIGHTLEY, Architect and Surveyor, 14, Portland-street, Commercial-road East.

TO BUILDERS AND OTHERS.

TO BE DISPOSED OF, the LEASE and GOODWILL of a convenient PREMISES, situate within about four miles of the City, where an excellent business has been carried on for nearly fifty years, in the Building, Plumbing, Painting, and Decorating Trades. The premises are held for an unexpired term of nearly thirty years, at an exceedingly low rental.—For particulars and cards to view apply to Mr. MARSH, Auctioneer and Land Agent, 2, Charlotte-row, Mansion-house.

TO BE DISPOSED OF, a BRICKFIELD at Gillingham, Kent.—Possession immediate at Michaelmas. Make this season, 1,500,000. May be coloured by an additional six acres, bringing the field close to a wharf on the banks of the Medway. Twenty years' supply of earth. The present proprietor leaving the neighbourhood.—Apply 272, High-street, Chatham.

TO LET, a BRICK FIELD, with immediate possession, on the line of the Great Western Railway, near Maidenhead Station. The field is in full work, with every preparation for making 1,000,000 stock and washed bricks. The clay is of very superior quality, is 16 feet deep, 6 feet of which is malm earth. The bricks made in the field land season, were much approved of in the London market.—Apply to Mr. J. WETHERED, Maidenhead, Berks.

SALES BY AUCTION.

Building Land and Cottage, freehold and land-tax redeemed, at Walton and Weybridge, near to the railway station.

MR. GROGAN will SELL by AUCTION, at the SHIP, WEYBRIDGE, on THURSDAY, AUGUST 18, at Five o'clock, ELEVEN LOTS of extremely valuable LAND, in Portland-park in plots of 3 and 4 acres each.—Plans may be had of James Bolton, in the park; and of the Auctioneer, 38, Parkstreet, Grosvenor-square.

OATLANDS HOUSE, WEYBRIDGE.

MR. GROGAN will SELL by AUCTION, at GARRAWAY'S, on THURSDAY, AUGUST 18th, the above MANSION, now admirably adapted for a moderate family, with 21½ acres of beautifully timbered park land, orangery, lodge, stabling, &c. The surpassing beauty of the situation is well known, the house throughout in perfect repair, and an option will be given of taking adjoining land.—Particulars may be had of the Auctioneer, 38, Park-street, Grosvenor-square; and of Messrs. LUMLEY, NICHOLL, and SWITH, 16, Carey-street, Lincoln's-inn.

Building Materials—St. Olave's Free Grammar School, Southwark, new site.—Second Sale, to complete the clearance.

MR. PEAKE is again honoured with instructions from the Warden and Governors of St. Olave's Free Grammar School, to SELL by AUCTION, on the PREMISES, Park-street, and Porter-fields, St. John's, Southwark, on WEDNESDAY, AUGUST 11, 1852, at Twelve, the whole of the MATERIALS comprised in Three brick built Houses, Sheds, and Outbuildings, of the usual description; also the modern Fittings and Front of the Public house corner of Potter's fields, capital Promotion beer engine, two excellent nearly new Stocker's patent beer engines, metal-top counter, a few lots of loose materials and various effects.—May be viewed the day previous and morning of Sale. Catalogues obtained of E. M. JAMES, Esq. Solicitor, Tooley-street; and of Mr. PEAKE, Auctioneer, 44, Tooley-street; and 4, Park-street, Southwark.

IN THE EXHIBITION BUILDING.—To Plumbers, Glaziers, Horticulturalists, Builders, Conservatory and Greenhouse Builders, and others.

MR. LEREW is favoured with instructions from Messrs. Fox, Henderson and Co. to SELL by AUCTION, on the PREMISES, the Crystal Palace, Hyde Park, on TUESDAY, AUGUST 10th, and following day at One o'Clock each day, exact time, about 30,000 squares of glass, ten tons of oakleaf, forty tons of lead, large ornamental fountain, and much other useful property.—May be viewed two days prior to the sale, and catalogues had on the premises of Messrs. Fox, Henderson, and Co.'s offices in the Exhibition Building; Mr. J. Burns, Edward-street, Regent's-park; and of Mr. Lerew, Auctioneer, Cardington-street, Hampstead-road, near the Euston Station.

WALWORTH-ROAD.—Building Materials.

W. and C. PUGH are instructed by the Board of Governors and Guardians of St. Mary, Newington, Surrey, to SELL by AUCTION, on MONDAY, 9th AUGUST, 1852, at Eleven o'clock, on account of the number of lots, the whole of the Valuable BUILDING MATERIALS of those well-known extensive premises, the WORKHOUSE of St. Mary, Newington, situate by the Tollhouse, Walworth-road, together with the cooking and washing apparatus. The Material's comprise several hundred loads of sound brickwork, quantity of lead in cisterns, slate, gutters, pipes, valleys, hips, and ridges; iron pipes and columns; sound deal flooring and timber of various scantlings; pan closets and apparatus; York paving, large cipher, and from boilers, stoves, grates, and other fixtures.—May be viewed four days previous to the sale and Catalogues had on the premises, of H. JAMES, Esq. 28, Trinity-square; and of W. and C. Pugh, Auctioneers, and Surveyors, 6, Blackman-street, Southwark.

TO MERCHANTS, FACTORS, GENERAL DEALERS, IRONMONGERS, BUILDERS, AND OTHERS.—Extensive Sale, at NEWHALL-HILL, BIRMINGHAM, of all the remaining STOCK in TRADE, Three capital Travellers, PLANTERS, &c. &c. belonging to the late Firm of Messrs. Rocks and Blakemore, who have dissolved partnership. To be SOLD by AUCTION, by

MR. S. BLOORE, Jun. on TUESDAY, WEDNESDAY, THURSDAY, FRIDAY, and MONDAY, the 17th, 18th, 19th, 20th, and 23rd days of AUGUST inst. The stock includes a large and valuable assortment of builders' and other IRONMONGERY, general brass foundry, an immense quantity of locks of all kinds, tools of various descriptions, wood screws, nails, and an infinity of useful property: further particulars of which will appear in catalogues, to be had at the Offices of the Auctioneer, 164, New-street, Birmingham, on Monday next. Sale to commence each day at half-past Ten o'clock precisely. N.B.—The Fixtures will be offered at One o'clock on Monday, August 23rd.

TO SMALL CAPITALISTS, BUILDING SOCIETIES, BUILDERS, and OTHERS.—Eligible Freehold Building Ground in the parish of Hackney, Middlesex.

MESSRS. MOORE and TEMPLE have received instructions to SELL BY AUCTION, at the MART, opposite the Bank of England, on TUESDAY, AUG. 31, 1852, at Twelve o'clock, THIRTY-THREE PLOTS of very eligible FREEHOLD BUILDING GROUND, land-tax redeemed, and possessing desirable frontages on the Queen's-road, King's-road, Prince's-road, and Cross-road, Homerton, close to Victoria-park, with good roads from the High-street, and leading from Well-street to Homerton Church; each lot giving a vote for the county of Middlesex; and presenting a favourable opportunity for creating ground-rents, or the erection of freehold houses for occupation or investment. To be viewed until the sale.—Particulars, with plans, may be obtained at the Duke of York, on the estate; of Messrs. Turpie and Wanson, Solicitors, No. 6, Bloomfield-street, Finsbury-circus; also at the Mart, and of Messrs. Moore and Temple, Auctioneers and Surveyors, Clapton-place, Hackney, and No. 4, Bloomfield-street, City.

SALES BY AUCTION.

ISLINGTON CATTLE MARKET.—Important Freehold Estate comprising an area of about 15 acres within the walls; also numerous Plots of Freehold Building Land, Taverns, Public Houses, and Dwelling-houses, and a long Leasehold Estate, adjoining thereto, held at a small ground rent.

MESSRS. FAREBROTHER, CLARK, and LYE are instructed to SELL, at Garraway's, on MONDAY next, AUGUST 9, at Twelve, by direction of the Metropolitan, the capital FREEHOLD ESTATE, known as the Islington Cattle Market, established by Act of Parliament, and which, in consequence of the removal of Smithfield, presents a highly favourable opportunity for a speculation of the first character, as this market, coupled with the abattoirs, may, from its proximity to the metropolis, be brought into strong and successful competition with, if not entirely supersede, the market about to be formed by the Corporation in Copenhagen-fields, and against which there is so strong a public feeling in the vicinity; situate in the Lower-road, Islington, in immediate proximity to the Dock Junction Railway, uniting all the principal railways, the whole comprising an area within the walls of about 15 acres. The grand entrance is through the Market-House, of magnificent proportion, in the Lower-road, two entrances from Church-road, and two others in the Southgate-road, with two unfinished Houses in front and three in the rear. The Market has the following spacious internal arrangements erected at an outlay of upwards of 100,000L, consisting of lairs and pens for upwards of 4,000 beasts, and pens for 20,000 sheep, covered and slated sheds, four banking houses, stables, water tanks, mills, &c.; also Three Plots of Building Ground, fronting the Lower-road, Islington; Cottage and blacksmith's shop, stable yard, and stock; Two Plots of Freehold Building Land, with an average frontage of 150 feet each to the Church road; several Cottages and private Residences, let at ground and other rents, and Freehold Building Land in the rear of the Market. Also the following valuable Leasehold Estates, viz.—Twelve private Residences of handsome elevation, placed at a short remove from the Southgate-road, forming the whole of Market-terrace, the Jolly Butchers Public-house, and a cottage adjoining, the Jolly Butchers beer shop, and about 3 acres of Building Land, very eligibly situate for the erection of villa residences, fronting to the Southgate-road. The leasehold portion held for long terms at low ground rents. The whole of the freehold property produces at present a rental of upwards of 3,000L, not exclusive. May be viewed, and particulars, with plans, had at the various taverns on the estate; of Messrs. Cox, Williams, and James, Solicitors, 63, Lincoln's-inn-fields; at Garraway's; and at the Offices of Messrs. Farebrother, Clark, and Lye, Lancaster-place, Strand.

MAIDENHEAD, BERKS.—The important FREEHOLD ESTATE of TAPLOW, Manors, capital Mansions, extensive Pleasure Grounds, Woods, Farms, Fisheries, Building Land, and the Orkney and Railway Hotels—the whole estate containing about two acres, belonging to the Earl of Orkney, surrounding the Maidenhead Railway Station, and extending from the Duke of Sutherland's estates at Cliefden towards Windsor Castle, and bounded on the west by the river Thames.

MESSRS. FAREBROTHER, CLARK, and LYE are instructed to SELL, at GARRAWAY'S, on TUESDAY next, AUGUST 10, at Twelve, in forty-three lots, the important and highly desirable FREEHOLD ESTATE of TAPLOW, with the Manors of Taplow, Cliefden, and Amerdon; the capital Mansion, pleasure grounds, and park (the land of Taplow Court, with possession); the Berry Hill Mansion and Grounds, lately occupied by the Earl of Kilmorey; the beautiful Italian Villa and Grounds, let to C. Whitlaw, esq.; the capital Residence called Elbrook House, with offices, garden, and grounds (in hand); the Residence and Grounds occupied by Miss Davis; Taplow ornamental Villa; the celebrated Springs near Cliefden; with the newly-erected Gothic Villa or Sailing-box; the elegant Villa, near the church, let to Edward Winslow, esq.; the capital Residence situated on the banks of the Thames; with the capacious Paper and Corn Mills occupied by Messrs. Venables and Mr. George Morrington; several very eligible Enclosures of pleasantly wooded Land, suited for building upon; two capital Farms called Berge Farm and Amerdon Farm, let to Mr. Brigenshaw; the Orkney Arms, capital Hotel, let to Mr. Shindler; the Railway Hotel, let to Messrs. Weatherall; several parcels of Accommodation Lands, &c.; the entire estate containing about 200 acres. The principal estates command extensive and picturesque views, are beautifully situate in a rich neighbourhood, and within an hour's distance by rail from London.—The estate of Taplow may be viewed by tickets, and the other properties by leave of the tenants, and particulars had at the Orkney Arms Hotel, Maidenhead; the White Hart, Windsor; of Mr. D. S. Bowsey, Solicitor, Lincoln's-inn-fields; of Messrs. R. M. and F. Lewis, Solicitors, 2, Tanfield-court, Temple; of Messrs. Wants and Bannerman, Solicitors, Great Marlborough-street; of Mr. C. Bailey, 5, Stratford-place, Oxford-street; at Garraway's, and at the Offices of Messrs. Farebrother, Clark, and Lye, Lancaster-place, Strand.

For Absolute Sale.—The Remaining Portion of the Lock's-fields Estates, Walworth, comprising the Reversion in a few years to the Rack Rentals of nearly 100 Dwelling-houses and Shops, amounting to about 1,[illegible] per annum.

MESSRS. FAREBROTHER, CLARK, and LYE will SELL, at GARRAWAY'S, on WEDNESDAY, AUGUST 18, in numerous lots, the REMAINING PORTION of the LOCK'S-FIELDS ESTATE, Walworth, comprising the reversion in a few years to the rack rentals of nearly 100 dwelling-houses and shops, amounting to about 1,[illegible] per annum, viz. Nos. 11 to 8, 12 to 18, and 1 to 5, Camden-street; Nos. 4, 6, 10, 12, and 14, Princess-street; eleven dwelling-houses, forming the whole of Cross-street; Nos. 1 to 6, Cross-street West, and space for the erection of another dwelling; two private houses and shops in King-street, including the Newington Arms public-house, with extensive yards attached thereto; Nos. 1, 3, 5, 15, 17, and 24 to 28, Queen-street, including the Queen's Head beer shop, at the corner of Lock's-place; the private entrance to the vestry and burial-ground of York-street Chapel; the whole of Lock's-place, consisting of eight private residences, with good gardens; also Lock-square, including the Green Man beer shop at the corner; a carpenter's and builder's yard, and eleven houses in Victoria-place; nearly the whole of James-street, and the extensive Boneblack manufactory adjoining, covering a large area of ground, and eligible for building twenty two houses thereon, by which a thoroughfare may be opened into East-street, Walworth.—May be viewed, and particulars had at the Newington Arms, on the property; of Messrs. Parsons, Francis, and Palmer, 94, Bedford-row; of Mr. Arthur Chippendale, House and Estate Agent, 9, Lower Philimore-place, Kensington; at Garraway's; and at the offices of Messrs. Farebrother, Clark, and Lye, Lancaster-place, Strand.

IMPORTANT FREEHOLD ESTATE, being the site of the Brixton House of Correction, with the whole of the valuable Materials, in one lot.

MESSRS. FAREBROTHER, CLARK, and LYE have received instructions from the magistrates of the county of Surrey to prepare and offer for SALE at GARRAWAY'S, on WEDNESDAY, SEPTEMBER 8, at Twelve, in one lot, the very valuable FREEHOLD ESTATE; comprising the site of the House of Correction (now abandoned), at Brixton, in the county of Surrey, having an excellent approach from Brixton-hill, and extensive frontage to Brixton-hill lane, occupying an area of about five acres, and presenting a most eligible building speculation. The buildings were erected about 25 years since, at a cost of nearly £50,000, and comprise materials of the first character, a great portion of which are applicable to the ordinary purposes of building, and the remainder especially adapted for prisons, &c.—May be viewed by special order only.* Particulars had of Woodman Garbo, Esq. Clerk of the Peace, Surrey House, Kennington-road; of R. Larpent, Esq. surveyor to the county, 3, Derby-street, Parliament-street; at Garraway's; and at Messrs. Farebrother, Clark, and Lye's Offices, Lancaster-place, Strand.

TO LANDOWNERS AND CAPITALISTS.

THE Advertiser having had thirty years' practical experience in every branch of the building business, is open to treat with any gentleman that may find disposed to build or let with advances.—References and security given.—Address to 734, Office of "The Builder," 1, York-street, Covent Garden.

LONDON: Printed by CHARLES WYMAN, of 13, Hunter-street, Brunswick-square, in the Parish of St. George, Bloomsbury; Printer, at the Printing-office of COX (Brothers) and WYMAN, 74 & 75, Great Queen-street, Lincoln's-inn-fields, in the parish of St. Giles-in-the-Fields; and published by the said CHARLES WYMAN, at the Office of "THE BUILDER," 1, York-street, in the Parish of Saint Paul, Covent Garden, all in the County of Middlesex.—Saturday, August 7, 1852.

To learn about PDF Compression with OCR